

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, November 16, 2015, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Steve Hoover, Robert Horkay, Andre Maue, David Schmitz, and Chris Woodard.

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner; Jesse Pohlman, Senior Planner; Andrew Murray, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: November 2, 2015 APC Meeting Minutes

Motion: Hoover; Second: Woodard; Vote: Approved 5-0.

Approval of 2016 Schedule of Meetings and Filing Dates

Motion: Schmitz; Second: Horkay; Vote: Approved 5-0.

Motion: Todd reviewed the meeting rules and procedures.

Case No. 1510-DDP-18

Description: Haven at Grand Park Hotel
Lot 2 of the Grand Park Subdivision
Hagerman Group by Kimley-Horn and Associates, Inc. requests Detailed Development Plan review for a 180-room hotel on approximately 5.26 acres +/- on Lot 2 in the Grand Park Subdivision in the Grand Park Indoor Sports and Recreation Facility Planned Unit Development (PUD) District.

Pohlman presented an overview of the detailed development plan, as outlined in the staff report and highlighted changes that were made to the petition since the public hearing at the November 2, 2015 meeting.

Hoover wanted to thank the petitioner for all the changes that were made from comments by the Board and the citizens.

Motion: To approve 1510-DDP-18 with the following condition:

That the Petitioner shall coordinate with the City to establish any necessary easements to facilitate off-site improvements and cross-access with adjacent properties.

Motion: Hoover: Second: Horkay: Vote: 5-0.

Case No. 1511-PUD-22

Description: Centennial North PUD Amendment/West Rail PUD
North side of 156th Street, East side of Ditch Road
Beazer Homes Indiana, LLP by Nelson & Frankenberger requests amendments to the Centennial North PUD Ordinance to modify the concept plan and associated development standards on approximately 108.2 acres +/-, located in the Centennial North PUD District.

Pohlman presented an overview of the proposed amendment, as outlined in the staff report and highlighted changes that were made to the petition since the public hearing at the November 2, 2015 meeting.

Motion: To forward 1511-PUD-22 to the City Council with a favorable recommendation, with the following condition:

That the Maximum Building Height standard under Section 6 of the West Rail PUD Ordinance be modified from 25 feet to 2½ stories in the final version of the ordinance before it appears on the City Council agenda for adoption consideration.

Motion: Horkay: Second: Schmitz: Vote: 5-0.

Case No. 1511-PUD-24

Description: Bridgewater Parks Area
SWC of 161st Street and Gray Road
BWC Management, LLC by Nelson & Frankenberger requests amendments to the Bridgewater PUD Ordinance to incorporate an additional 12.758 acres +/- into the Bridgewater Club PUD District.

Murray presented an overview of the proposed amendment, as outlined in the staff report and highlighted changes that were made to the petition since the public hearing at the November 2, 2015 meeting.

Motion: To forward 1511-PUD-24 to the City Council with a favorable recommendation.

Motion: Hoover: Second: Horkay: Vote: 5-0.

Case No. 1511-PUD-21

Description: Bridgewater PUD Amendment – Parcel L2
SWC of 151st Street and Carey Road
Throgmartin Henke Development LLP by Nelson & Frankenberger requests amendments to the Bridgewater PUD Ordinance to modify the district standards for a portion of Parcel L2, specifically to incorporate the property into Area X of the Bridgewater Club PUD District.

Todd presented an overview of the proposed amendment, as outlined in the staff report and

highlighted changes that were made to the petition since the public hearing at the November 2, 2015 meeting.

Hoover asked why is the parcel is identified as Parcel L3 on the concept plan.

Jon Dobosiewicz, Nelson and Frankenberger, representing the petitioner, replied that the subject parcel is part of the original Parcel L2. He explained that Magnolia Springs was developed on the southern portion of Parcel L2, and the subject petition would be developed on the remainder of the original Parcel L2. He stated that since they are proposing to change the land use, applicable standards, and have split the subject parcel from the Magnolia Springs parcel, and that it would be appropriate to give this parcel a new name – Parcel L3. The new Parcel L3 is where the proposed residential subdivision would be located.

Motion: To forward Petition 1511-PUD-21 to the City Council with a favorable recommendation.

Motion: Hoover: Second: Woodard: Vote: 5-0.

Case No. 1510-ODP-20 & 1510-SPP-20 (CONTINUED)

Description: Waters Edge West
MI Homes of Indiana, LP by Terra Site Development requests Overall Development Plan and Primary Plat review for 88 single-family lots on approximately 55.83 acres +/-, located in the Spring Mill Trails PUD District.

Case No. 1511-ODP-23 & 1511-SPP-23 (CONTINUED)

Description: Bridgewater Parks Area
SWC of 161st Street and Gray Road
BWC Management, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat review for 10 residential lots and 3 blocks on approximately 12.7 acres +/-, located in the Bridgewater Club PUD District.

Case No. 1511-DDP-22 (CONTINUED)

Description: Bridgewater Golf Facility Building
SWC of 161st Street and Gray Road
BWC Management, LLC by Nelson & Frankenberger requests Detailed Development Plan review for a golf course maintenance facility on approximately 2.4 acres +/-, located in the Bridgewater Club PUD District.

Case No. 1506-ZC-02 [CONTINUED]

Description: Bent Creek Commitment Modification
Langston Residential Development, LLC by Nelson & Frankenberger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.

Case No. 1506-ODP-16 & 1506-SPP-15 [CONTINUED]

Description: Bent Creek

Northwest corner of 159th Street and Town Road

Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

REPORTS/COMMENTS

APC MEMBERS

No report.

CITY COUNCIL LIAISON

Report provided by Hoover.

BZA LIAISON

Report provided by Schmitz .

ECD STAFF

No report

ADJOURNMENT (7:21 pm)

Motion: Horkay Second: Hoover: Vote: 5-0

President, Randell Graham

Vice President, Andre Maue

Secretary, Matthew S. Skelton